


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		LAKEHILL AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MANGINO COSMO & MARIA/TRS	
Owner 2: COSMO MANGINO TRUST	
Owner 3:	
Street 1: 71 OSSIPPEE ROAD	
Street 2:	
Twn/City: SOMERVILLE	
St/Prov: MA	Cntry:
Postal: 02144	Type:

## PREVIOUS OWNER

Owner 1: MANGINO COSMO & MARIA -	
Owner 2: -	

Street 1: 71 OSSIPPEE ROAD	
Twn/City: SOMERVILLE	

St/Prov: MA	Cntry:
Postal: 02144	Type:

## NARRATIVE DESCRIPTION

This parcel contains 4,380 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4380		Sq. Ft.	Site		0	80.	1.26	1									441,119						441,100	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								6647
								GIS Ref
								GIS Ref
								Insp Date
								03/10/18

!715!

## USER DEFINED

Prior Id # 1: 6647
Prior Id # 2:
Prior Id # 3:
Date Time
12/10/20 16:26:51
PRINT
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Date Time
03/27/18 11:34:59
LAST REV
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
apro
715
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## PREVIOUS ASSESSMENT

Parcel ID 007.0-0006-0005.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	413,900	5100	4,380.	441,100	860,100	860,100
2019	104	FV	322,600	5100	4,380.	468,700	796,400	796,400
2018	104	FV	321,500	5100	4,380.	341,900	668,500	668,500
2017	104	FV	301,700	5100	4,380.	297,800	604,600	604,600
2016	104	FV	301,700	5100	4,380.	253,600	560,400	560,400
2015	104	FV	269,000	5100	4,380.	248,100	522,200	522,200
2014	104	FV	269,000	5100	4,380.	204,000	478,100	478,100
2013	104	FV	279,800	5100	4,380.	194,100	479,000	479,000

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANGINO COSMO &	48223-497		9/29/2006	Family	99	No	No		
	12464-663		6/27/1973		40,000	No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/29/2015	415	Re-Roof	5,840					Strip and re-roof.
7/31/1997	451		4,000					DEMO/REBUILD GARAG

## ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2018	Inspected	BS	Barbara S
2/20/2018	TTL REFUSAL	BS	Barbara S
1/30/2009	Meas/Inspect	189	PATRIOT
11/4/1999	Inspected	264	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT
8/25/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Average			SCUTTLE. OF=BMT SINK.									
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating:												
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating:												
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 2	Rating: Fair												
Roof Struct: 2	- Hip			<b>OTHER FEATURES</b>													
Roof Cover: 1	- Asphalt Shgl			Kits: 2	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1									
Color: BEIGE				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Frl: 1	Rating:			Other									
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:			Upper									
Grade: C	- Average			<b>CONDO INFORMATION</b>				Lvl 2									
Year Blt: 1920	Eff Yr Blt:			Location: 1				Lvl 1									
Alt LUC:	Alt %:			Total Units: 1				Lower									
Jurisdict:	Fact: .			Floor: 1				Totals RMS: 11 BRs: 4 Baths: 2 HB									
Const Mod:				% Own: 1													
Lump Sum Adj:				Name: 1													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: AV	- Average			31. %	Exterior:	No Unit	RMS	BRS	FL				
Prim Int Wall: 2	- Plaster			Functional:					Interior:	1	5	2					
Sec Int Wall: 1	%			Economic:					Additions:	1	6	2					
Partition: T	- Typical			Special:					Kitchen:								
Prim Floors: 3	- Hardwood			Override:					Baths:								
Sec Floors: 1	%			Total: 31			%	Plumbing:									
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ: 170.00	<b>COMPARABLE SALES</b>				Heating:								
Bsmnt Gar:				Size Adj: 1.12554348					General:	2	11	4					
Electric: 3	- Typical			Const Adj: 0.98980200													
Insulation: 2	- Typical			Adj \$ / SQ: 189.391													
Int vs Ext: S				Other Features: 105100													
Heat Fuel: 2	- Gas			Grade Factor: 1.00													
Heat Type: 5	- Steam			NBHD Inf: 1.00000000													
# Heat Sys: 2				NBHD Mod: 1.00													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 599683													
% Com Wall	% Sprinkled:			Depreciation: 185902													
				Depreciated Total: 413781													
<b>MOBILE HOME</b>				Make: 1	Model: 1			Serial #: 1	Year: 1			Color: 1					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 007.0-0006-0005.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	104			5,100		5,100
More: N				Total Yard Items: 5,100				Total Special Features:				Total: 5,100					